



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

August 25, 2016

**REQUEST:** Major Subdivision Final Plans/ 4502-4522 Hamilton Avenue

**RECOMMENDATION:** Approval with conditions

**STAFF:** Matthew DeSantis, AICP

**PETITIONER:** Civil Unlimited c/o Stephen Shymoniak

**OWNER:** Mason Properties

#### **SITE/GENERAL AREA**

Site Conditions: 4502-4522 Hamilton Avenue is between the fork of Hamilton Avenue and Hazelwood Avenue. Currently the property is partially improved with two single-family detached dwelling units.

General Area: This site is located in the Frankford neighborhood and is surrounded by other low density, single-family detached residential development.

#### **HISTORY**

There are no previous legislative or Planning Commission actions regarding this site.

#### **ANALYSIS**

Project: This proposal is to subdivide the existing five (5) lots into ten (10) lots for single-family detached dwellings. This action is for disposition of the lots only, as no development plan has been submitted. When a development plan is submitted in the future, it will be required to come before the Planning Commission.

Staff recommends that the approval of the proposed subdivision 1) be conditional on the removal of all structures rendered non-conforming by the establishment of the new lot lines and 2) require that demolition permits be obtained for said structures before recordation of an approved plat.

In its consideration of the proposal, staff reviewed the following factors:

Site Plan Review Committee (SPRC): This project was reviewed by the SPRC on January 14, 2015 and received comments. A development plan, however, is not included in this subdivision application.

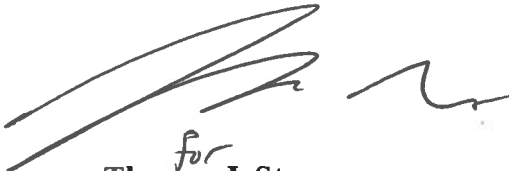
Elevations: No elevations have been submitted as no development is currently proposed. At the time in which a development plan is submitted for the property, it will need to be approved by the Planning Commission.

Landscaping: This project triggers the Forest Conservation program, and the proposed plan complies with the program requirements.

Zoning Regulations: This project does not require any variances or conditional use approvals.

Subdivision Regulations: This project complies with the requirements of the Rules and Regulations for Land Subdivision within the City of Baltimore.

Community Notification: The Frankford Community Association has been notified.



for  
**Thomas J. Stosur**  
**Director**